Act, 2007 was published for general information on 5.12.2007. The Act provided for maintaining *status quo* in respect of unauthorized development in the form of encroachment by slum dwellers and jhuggi-jhompri clusters, hawkers and urban street vendors, unauthorized colonies, village abadi area and its extension, existing farm houses involving construction beyond permissible building limits and schools, dispensaries, religious institutions, cultural institutions, storages, warehouses and godowns used for agricultural inputs or produce (including dairy and poultry) in rural areas built on agricultural land. The Act empowered Central Government to issue such directions to the local authorities as it may deem fit for giving effect to the provisions of the Act. Accordingly, Central Government issued directions (including the direction to deseal the properties protected under the above mentioned law) to the local bodies by issue of Notification dated 30.1.2008. The directions were issued after appropriate consideration of a reference received from Municipal Corporation of Delhi on the matter on 1.1.2008.

. **Regulatory mechanism for real estate developers**

2770. SHRI PENUMALLI MADHU: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether his Ministry is endorsing a regulatory mechanism for real estate developers and builders in the country;

(b) if so, the details of the proposed mechanism; and

(c) the steps taken by Government to contain this spiralling prices of the housing land?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) and (b) As per Entry 5 of the State List in the 7th Schedule ofthe Constitution of India, "Local Government" is a State subject. The regulation of activities of property developers and builders come under the purview of State Governments, Urban Local Bodies/Development Authorities under the provisions of State Town & Country Planning/City Development Authority Acts. However, the Government is considering formulation of a Real Estate Management (Regulation and Control) Bill, which will be applicable to the National Capital Territory of Delhi and will also act as a model legislation for other States. The Bill is at a draft stage.

(c) Market forces determine the land prices and the Government does not regulate/control prices of land.

Contract workers working in CPWD

2771. SHRI MOINUL HASSAN: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) the total number of employees in CPWD during the period 2005 to 2007, year-wise and category-wise;

(b) the total number of contract workers who are working in CPWD;

(c) the mechanism to find the actual number of contract workers working in CPWD; and